

Neighborhood Design Standards 21.60

RZC 21.60

City of Redmond

ARTICLE III DESIGN STANDARDS

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21.58 Introduction

21.58.010 Purpose and Principles

A. Purpose.

The purpose of this article is to:






1. Establish design standards for site design, circulation, building design, and landscape design to guide preparation and review of all applicable development applications.
2. Ensure that development adheres to the desired form of community design in Redmond as expressed by goals, policies, plans, and regulations of the Redmond Comprehensive Plan and the Zoning Code.
3. Supplement land use regulations which encourage and promote public health and safety of the citizens of Redmond.
4. Assist decision making by the Administrator, Technical Committee, Design Review Board, Hearing Examiner, and City Council in the review of development applications.

Note: The following title hierarchy should be used for references in the RZC:

1. Title 21
2. Article I
3. Chapter 21.02
4. Section 21.02.010
5. Subsection 21.02.010.A

B. Principles.

Below is a list of ten design principles that provide guidance in updating the Design Standards:

1. Ensure new buildings are of a character and scale that is appropriate to the site and are of a form and size that reflect the human scale.	
2. Encourage building variety while providing for designs that reflect the context of the site and that include some unifying elements of consistency within specific districts. (E.g.: Use of brick near historic core to create a more unified district.).	
3. Activate the urban pedestrian environment by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.	
4. Encourage buildings with a variety of heights and interesting roof forms.	
5. Ensure that new buildings enhance rather than detract from nearby or adjacent historic structures.	

<p>6. Encourage more public spaces (plazas or green spaces) in conjunction with new buildings.</p>	
<p>7. Promote sustainable, innovative development projects that will provide long-term community benefits and have a high environmental and visual quality.</p>	
<p>8. Encourage the use of high quality urban materials and integrated design details between floors one through three for new construction.</p>	
<p>9. Encourage the use of distinctive design and long lasting materials.</p>	
<p>10. Ensure that individual building elements and details are visually consistent with a building's overall architectural style.</p>	

Principle Matrix to be inserted here

21.58.020 Scope and Authority

A. Scope.

This article contains two sets of design standards: General Design Standards, Area Specific Design Standards, and Urban Center Design Standards.

1. [RZC Chapter 21.60](#), General Design Standards, apply to developments requiring design review (see RZC 21.76.020.E.2) that are located throughout the city but exclude land within designated Urban Centers.
2. RZC 21.62, Urban Center Design Standards, apply to developments requiring design review (see RZC 21.76.020.E.2) within the Downtown and Overlake Urban Centers. Provisions apply to both centers unless specifically noted. Such developments are not subject to the General Design Standards noted above.

B. Authority.

See RZC [21.76.020.E](#), *Review Procedures*, for Design Review.

C. Compliance with Design Standards.

Decisions on applications requiring design review shall be made as follows:

1. Each design element has intent statements followed by design standards. Intent statements describe the City's overarching objectives for each design element.
2. Standards are required provisions. They feature language such as “shall”, “is/are required”, or “is/are prohibited”. Some standards feature a number of different ways to meet the requirement (toolbox approach whereby applicants can choose amongst various optional ways of meeting a standard). While most standards are easily quantifiable, there are some standards that provide a level of discretion in how they are complied with. In the latter case, the applicant shall demonstrate in writing how the project meets the intent of the standards.
3. Graphics are also provided to clarify the concepts behind the intent statements and design standards. If there is a discrepancy between the text and the illustrations, the text shall prevail.
4. Where the decision maker concludes that the application does not comply with the applicable standards the decision maker may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.

D. Conflicts with Site Requirements.

These design standards supplement the development standards and site requirements of each zone. The design standards shall be implemented in a manner that allows development of the type and scale set by the Comprehensive Plan and development regulations while achieving the design intents. Where the provisions of this section conflict with the provisions of the zone, the provisions of the zone shall apply.

E. Administrative Design Flexibility.

See RZC [21.76.070.C](#), *Administrative Design Flexibility*. If the Design Review Board makes a recommendation to vary the site requirements, it shall be based on the following:

1. The application of certain provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
2. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
3. Permitting a minor variation will not be contrary to the objectives of the design standards.
4. The minor variation protects the integrity of a historic landmark or the historic design subarea.
5. Consistency with the Shoreline Master Program.

Effective on: 4/16/2011

F. Applicability of Building Additions and Remodels.

For building additions, remodels, and site improvements, the provisions of RZC 21.76.100.F apply.

21.58.030 Design Score Criteria

A. Purpose.

The purpose of this section is to:

1. Promote innovation in site and building design.
2. Promote high quality, superior design.
3. Encourage sustainable site and building design.
4. Generate variation in building massing and design.
5. Promote distinctive design that is complementary to Redmond.

B. Requirements.

1. Applicability. The provisions herein apply to all applications that are required to go before the Design Review Board per RZC 21.76.020.E.3.
2. Developments shall incorporate a minimum of five criteria elements in Table 21.58.030A below, including:
 - a. At least three criteria items from Tier 1.
 - b. At least two criteria items from Tier 2.
3. Some criteria elements may be required by standards herein. In order to qualify as a criteria item, the applicable design feature or element shall exceed minimum standards set forth in the RZC, as determined by the Design Review Board. The applicant shall identify which criteria they are utilizing and demonstrate how the element complies with the criteria set forth herein.
4. Administrative design flexibility (ADF) requests (processed per RZC 21.76.070.C) from the applicant will necessitate the need for additional criteria as follows:
 - a. One ADF request from Tier 1 = One additional Tier 1 Criteria
 - b. One ADF request from Tier 2 = One additional Tier 2 Criteria
 - c. Any additional ADF requests will result in similar criteria being added from the corresponding Tier's above.
 - d. The applicant shall provide graphical justification that makes a compelling argument to the Technical Committee to consider approval for each requested ADF.

Table 21.58.030A Design Score Criteria Applicable Area within Redmond [CW (City Wide & UC (Urban Centers))]		
Tier 1 Design Criteria		
1. Use of stormwater management as an amenity (e.g.: visually accessible pond without chain link fence).	CW	
2. Use of stormwater management as an amenity (e.g.: water feature, rain garden or drainage swale).		UC
3. Variety in building angles (an angled (other than 90 degrees) or curved façade that follows the sidewalk geometry or that creates a pedestrian oriented –space.	CW	
4. Variety and quality in window design that incorporates multi-paned windows and/or details.	CW	UC
5. Increase minimum transparency standards to 70 percent.	CW	UC
6. Integration of electric vehicle charging stations (EVCS) ¹ and preferred parking for electric vehicles.	CW	UC
7. Tree retention: An additional 5% above base requirements (set forth in RZC 21.72.080). For example, if the base tree retention requirement is 35%, applicants can get credit for this item by retaining 40% of trees.	CW	
8. LEED Silver or Built Green 4-star certification. ¹	CW	
9. Garage entry not visible from right-of-way.	CW	UC
10. Garage entry not visible from right-of-way.		UC
11. Integration of green roof and/or walls.	CW	UC
12. Exceptional landscaping display in visible location. Landscape Feature	CW	UC
13. Active recreation area	CW	UC
14. Green Space/Open Space	CW	UC

Table 21.58.030A Design Score Criteria Applicable Area within Redmond [CW (City Wide & UC (Urban Centers))]		
15. Significant Tree Planting	CW	UC
16. Activated Rooftops	CW	UC
17. Pocket Parks & Urban Courtyards	CW	UC
18. Enclosed Plaza	CW	UC
19. Landmark Tree Preservation	CW	UC
Tier 2 Design Criteria		
1. Enhanced parking structure design.		UC
2. Tree retention: An additional 10% above base requirements (set forth in RZC 21.72.080). For example, if the base tree retention requirement is 35%, applicants can get credit for this item by retaining 45% of trees.	CW	
3. Integration of roof top open space.	CW	UC
4. Ten percent of sustainable materials (recycled, natural or locally sourced).	CW	UC
5. Construction demolition recycling (proof shall be required at design review stage via signed statement from applicant) and./or use of recycled materials (e.g., masonry, windows, or doors) into the project (such elements shall be identified in construction drawings).	CW	UC
6. Increase minimum ground floor transparency to at least 80 percent.	CW	UC
7. LEED Gold, Energy Star, Built Green 5-star, or Green Globes certification. ²	CW	UC
8. Integration of publicly accessible pedestrian-oriented space (per RZC 21.60.020.H.4).	CW	UC
9. Use of alternative energy (solar, wind or biodiesel).	CW	UC
10. Integration of art in visible location (mosaic, mural, sculpture, gateway feature).	CW	UC

Table 21.58.030A Design Score Criteria Applicable Area within Redmond [CW (City Wide & UC (Urban Centers))]		
11. Gathering space available to community. Public Meeting Room	CW	UC
12. Performance Art space	CW	UC
13. Child care services	CW	UC
14. Space for non-profit social services	CW	UC
15. Water Feature	CW	UC
16. Sculpture	CW	UC
17. Donation of park property	CW	UC
18. Affordable housing beyond minimum Code requirement	CW	UC
19. Through Block Connection	CW	UC
20. Integration of community garden (accessible to citizens outside of development).	CW	UC
21. Living Building Challenge or Petal Recognition. ³	CW	UC
¹ UV charging station criteria standards: a) In new multiple-family projects of more than 10 dwelling units, 10% of the total parking spaces required (all of the 10% shall be located within the required covered parking) shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the covered parking spaces or garages with the electrical service, in a manner approved by the building official. Of the total listed cabinets, boxes or enclosures provided, 50% shall have the necessary electric vehicle supply equipment installed to provide active EVCSs ready for use by residents. The remainder shall be installed at such time as they are needed for use by residents. EVCSs shall be provided in disabled parking spaces in accordance with state requirements. b) For new non-residential uses, capacity or numbers of employees listed herein shall provide the electrical service capacity necessary and all conduits and related equipment necessary to ultimately serve 2% of the total parking spaces with EVCSs in a manner approved by the building official. Of these parking spaces, 1/2 shall initially be provided with the equipment necessary to function as online EVCSs upon completion of the project. The remainder shall be installed at such time as they are needed for use by customers, employees or other users. EVCSs shall be provided in disabled person parking spaces in accordance with state and federal requirements. ² Environmental certification proof. The applicant shall submit documentation that the project has applied for certification by the applicable green building rating system. Proof of		

**Table 21.58.030A
Design Score Criteria**

Applicable Area within Redmond [CW (City Wide & UC (Urban Centers))]

ongoing certification shall be required during construction and project certification shall be completed prior to final occupancy.

3. Living Building Challenge and Petal Recognition proof. The applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge or Petal Recognition and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge or Petal Recognition certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge or Petal Recognition certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge or Petal Recognition standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

21.60 General Design Standards

21.60.010 Contents

The general design standards are organized into four subsections:

- 21.60.020 Site Design/Elements
- 21.60.030 Building Design
- 21.60.040 Area Specific Design Standards

21.60.020 Site Design/Elements

A. Community Design Framework Maps.

1. About the maps. This Section includes design provisions that guide the look and feel of development when viewed from the street. The provisions herein recognize that there is a hierarchy of different streets and block frontage types ranging from the pedestrian-oriented storefronts to arterial streets/frontages (such as West Lake Sammamish Parkway NE) that warrant greater flexibility in the design of frontages.

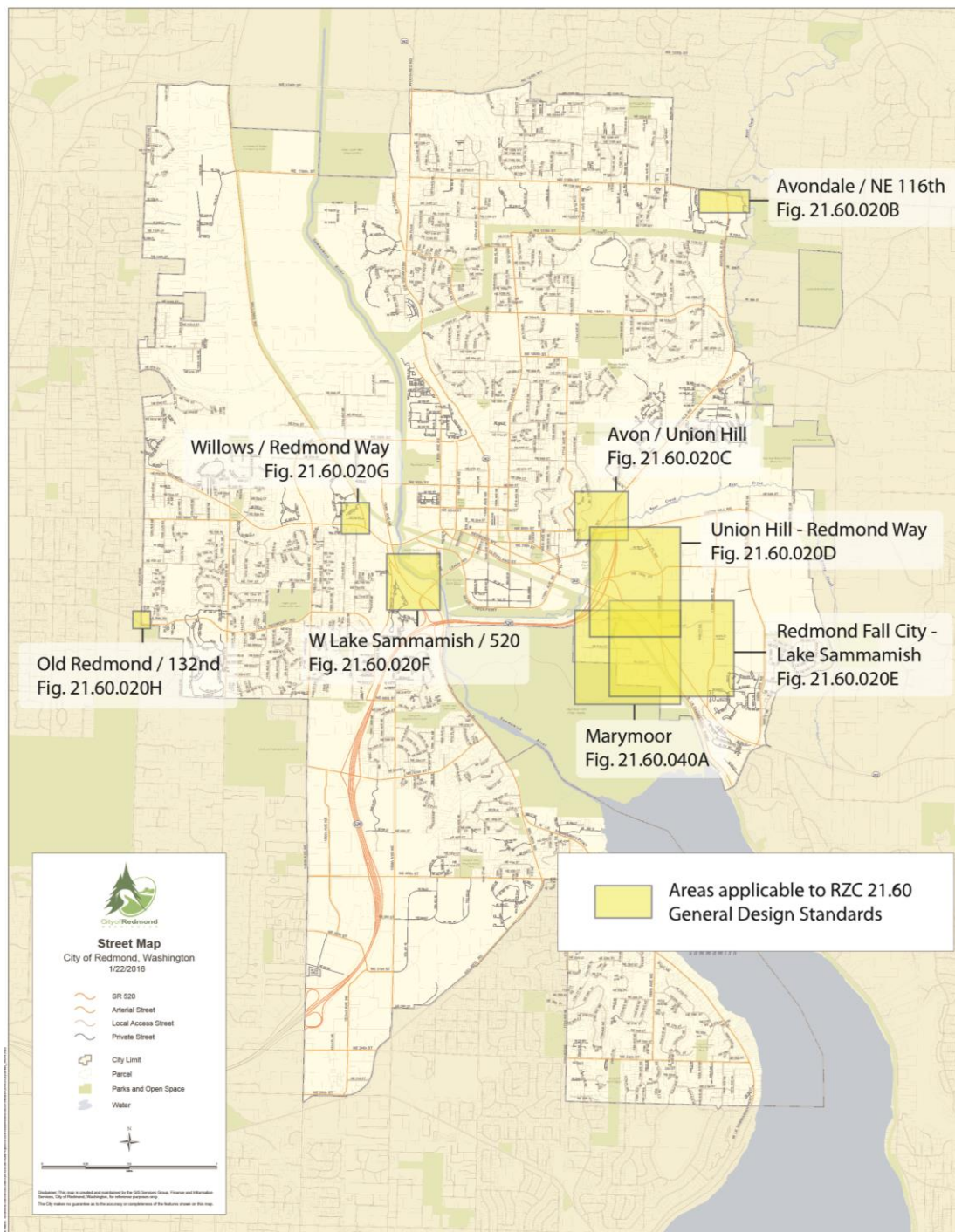
The block frontage standards address street front elements including:

- a. Building location and orientation.
- b. Parking lot location.
- c. Window transparency.
- d. Weather protection.
- e. Landscaping.

The community design framework maps also identify high visibility street corner sites that warrant special design treatment. Ultimately, these “form-based” provisions will help to reinforce existing and desired development patterns intended to implement the Comprehensive Plan, including adopted neighborhood plans.

2. Figure 21.60.020A below is an overview map of the applicable planning areas within Redmond. Examine the map to determine which map or figure relates to individual properties.
3. Figures 21.60.020B-H include community design framework maps for applicable non-residential zones outside the urban centers as found in [Appendix XX](#).
4. Note that all block frontages in residential zones are subject to Landscape Block Frontage standards set forth in 21.60.020.B.4.
5. The block frontage designations shall apply to development on both sides of the street except where otherwise specified.

Figure 21.60.020A
Overview Map of Applicable Community Design Framework Maps

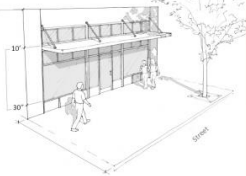

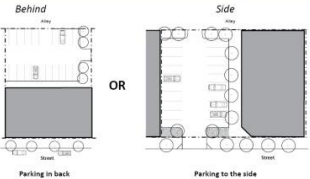
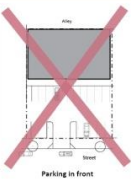


B. Block Frontage Standards.

1. Intent:

- To help reinforce existing and desired development patterns intended to implement the Comprehensive Plan and applicable subarea plans.
- To design sites and orient buildings with an emphasis on creating a comfortable walking environment.

- Summary chart. The chart below summarizes some key standards for each of the four designated block frontage types. For detailed provisions, review the specific standards for each block frontage type set forth in [Appendix XX](#).

Figure 21.60.020I A Summary of Block Frontage Designation Standards				
	Storefront	Secondary	Landscaped	Other
Permitted frontages		← storefront -or- landscaped frontages are permitted →		← storefront -or- landscaped frontages are permitted
Parking location	<ul style="list-style-type: none"> Surface or structured parking shall not be placed along block frontages 	 <p>OR</p> <p>For multi-building developments, no more than 50% of frontage shall be parking or vehicular access areas.</p>		<ul style="list-style-type: none"> No parking lot location restrictions
Other key provisions	<ul style="list-style-type: none"> Min commercial space depth = 20' (new buildings only) No ground floor residential uses except lobbies/entrances for upstairs units 	<ul style="list-style-type: none"> Landscaping to soften façade and screen blank wall surfaces. Provide minimum façade windows/transparency for residential buildings 	<ul style="list-style-type: none"> Provide minimum façade windows/transparency for non-residential uses 	

C. Natural Features and Green Infrastructure.

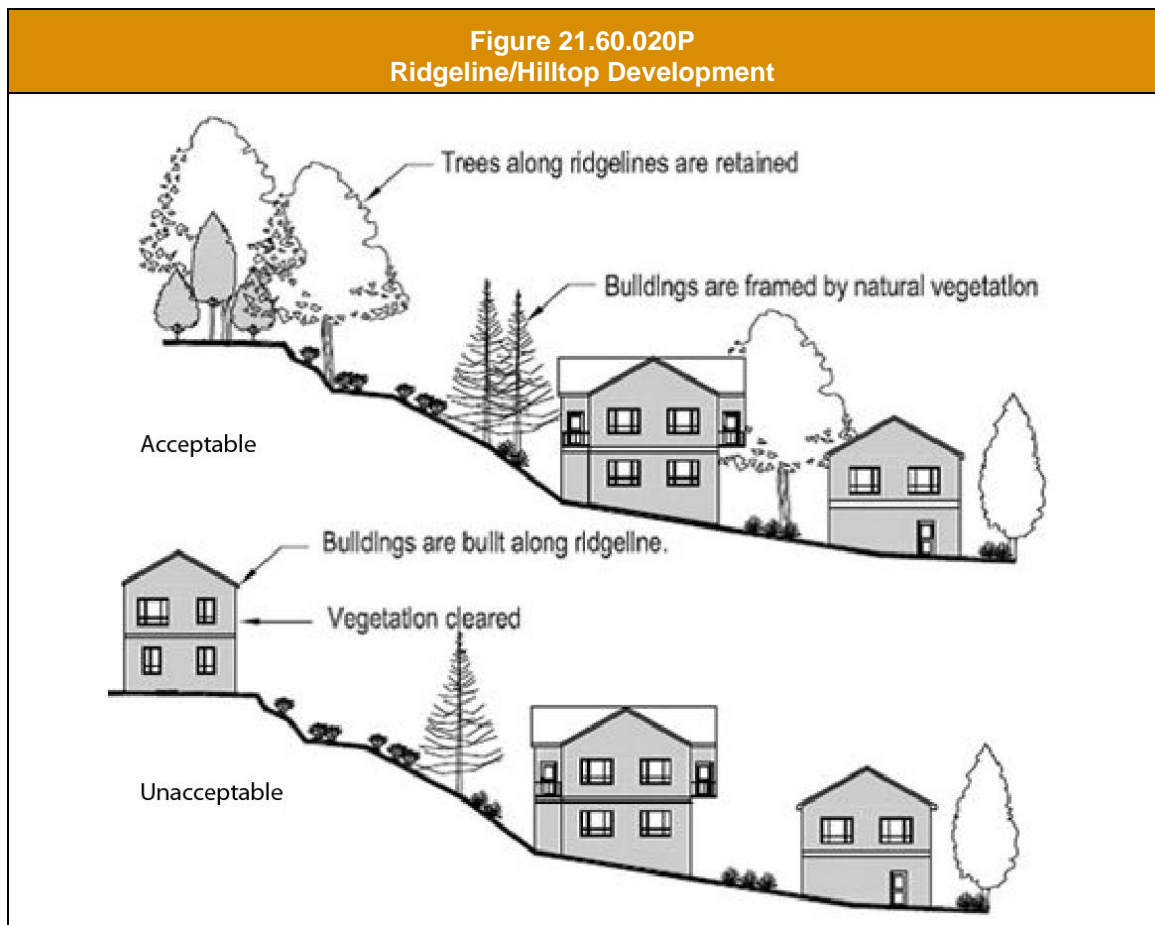
1. Intent:

- a. To reduce natural hazards and impacts.
- b. To facilitate stormwater management measures.
- c. To minimize the visual impact of development on hillsides and maintain the forested character of the hills (the “crown of green”) surrounding downtown.

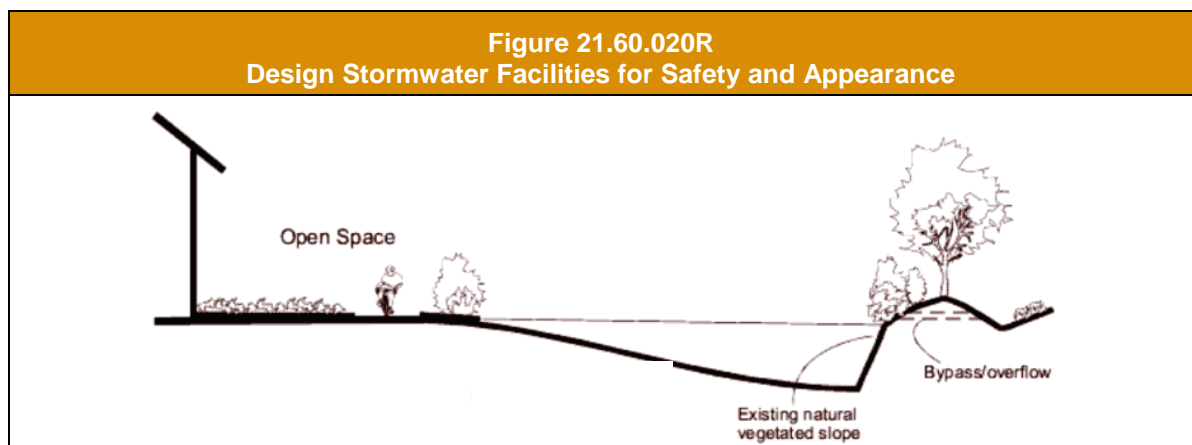
2. Hillside development. Development on hillsides shall minimize visual and environmental impact by incorporating the following techniques as appropriate:

- a. Locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines.
- b. Retain existing wind-resilient vegetation along ridgelines. See also RZC 21.72 Tree Protection Standards.

If required by the Administrator, applicants may be required to present a viewshed analysis that examines the impacts to views from multiple valley vantage points.



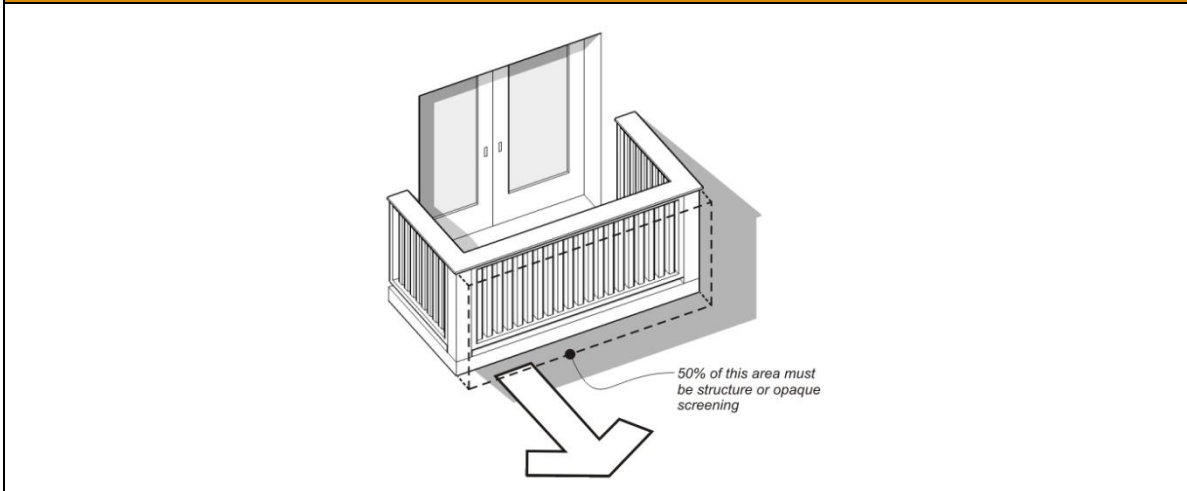
3. Stormwater facilities shall be designed as a site amenity, where feasible. Desirable examples are illustrated below.



D. Relationship to Adjacent Properties.

1. Intent:
 - a. To promote the functional and visual compatibility between developments without creating monotonous conformity.
 - b. To protect the privacy of residents on adjacent properties.
2. Balconies alongside and rear yards adjacent to residentially zoned properties. Balconies or rooftop decks within 15 horizontal feet of a side property line abutting a residentially zoned property shall feature a railing system that is at least 50 percent opaque. Specifically, 50 percent of the area below the railing shall be a sight-obscuring structure.

Figure 21.60.020S
Privacy Standards for Balconies Within 15 Feet of Side or Rear Yards



The Administrator may allow exceptions to this standard if the balcony will not cause visual or privacy impacts due to its location, orientation, design or other consideration.

3. Adjacent historic structures or sites. Designs shall minimize impacts to historic structures or sites. Developments adjacent to historic landmarks shall ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments shall mitigate with photo documentation, showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure. Views from the new development may include views of significant features of the historic landmark.

E. Non-Motorized Circulation & Design.

1. Intent:
 - a. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City.
 - b. To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.
 - c. To provide access to transit and services.
2. Access to street sidewalk. All buildings shall feature pedestrian connections to a sidewalk per applicable block frontage standards in RZC 21.60.020.B. See subsection E.5 below for access design requirements.

Figure 21.60.020T
Examples of Direct Pedestrian Access to Buildings From the Street



3. Internal circulation Please see [Appendix XX](#) for examples of Internal Circulation Implementations.
 - a. For sites with multiple buildings, pedestrian paths or walkways connecting businesses and residential entries on the same development site shall be provided, as well as, connections to adjacent properties. Routes that minimize walking distances shall be utilized to the extent practical. Exceptions may be allowed by the Administrator where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common usable open space. See subsection E.5 below for walkway design standards.
 - b. Sites with residential units. Provide direct pedestrian access between all ground related unit entries and a public street or to a clearly marked pathway network or open space that has direct access to a public street. Residential developments shall provide a pedestrian circulation network that connects all main entrances on the site to other areas of the site, such as:
 - i. Parking areas.
 - ii. Recreational areas.
 - iii. Common outdoor areas.
 - iv. Any pedestrian amenities.

For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard.
 - c. Comply with ADA provisions as required by the International Building Code and International Residential Code adopted by the State Building Code Council and the City of Redmond.
 - d. Provide direct pedestrian access to transit, rideshare and bicycle storage facilities, via defined, safe pathway systems.
 - e. Crosswalks are required when a walkway crosses an on-site paved area accessible to vehicles. Crosswalks shall contain contrasting material (such as concrete) and/or patterns (such as stamped asphalt).

- f. Pedestrian paths through parking lots. Developments shall provide specially marked or paved sidewalks through parking areas. Generally, at least one walkway shall be provided every four rows of parking or at a maximum spacing of 200 feet. The pathways shall provide a safe connection to the building entrance and meet the pathway design standards set forth in subsection E.5 below. See [Appendix XX](#) for examples.

4. Connections to adjacent properties.

- a. Provide pedestrian walkways that connect to adjacent properties, except in one of the following circumstances:
 - i. When adjacent properties are residential developments of fewer than five dwelling units.
 - ii. When the pathway could connect a residential development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use.
 - iii. Where the Administrator determines that internal connections aren't necessary due to shallow lot depths, steep slopes, or other contextual challenges.
- b. Enhance site access and access to adjacent sites by linking paths, driveways, and parking areas to adjoining public or private open space, trail systems, paths, crosswalks, and transit stops, consistent with the plans as outlined within Appendix XX.
- c. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted. See subsection E.5 below for walkway design standards.
- d. Provide easements for pedestrian access to facilitate the future extension of paths when adjoining properties are improved.

5. Pathway design.

- a. All internal pedestrian walkways shall have at least a five-foot-wide unobstructed walking surface, except where wider walkways are prescribed in this chapter or where the applicable uses and context dictate wider walkways.
- b. Where parking is adjacent to perpendicular or angled parking, an extra two feet of walkway width shall be provided to mitigate for parked vehicles overhanging the walkway.
- c. Pedestrian walks shall be separated from structures at least three feet for landscaping except where the adjacent building façade meets the Storefront façade standards per RZC 21.60.020.B.2. The Administrator may consider other landscaping and/or façade design treatments to provide attractive pathways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the intent. Figure 21.60.020Z within [Appendix XX](#) provides one example.)
- d. Pathway design where multi-tenant commercial or mixed-use buildings 100 feet or more in length face parking lots shall follow the standards as outlined within [Appendix XX](#).

- e. Sidewalks and internal pathways adjacent to residences.

The objective of this standard is to ensure privacy and security for residents, and an attractive and safe pathway that complements the qualities of the adjoining residences within a residential complex. For residences with ground floor living spaces facing a sidewalk or pedestrian path in a residential or mixed use development, the building shall feature at least one of the public/private space transition elements described in [Appendix XX](#):

- f. Light pathways in accordance with RZC Chapter 21.34.
- g. See also RZC 21.60.020.E.4, Internal Roadway Design.

6. Bicycle facilities

Provide bicycle racks, lockers, or other means of safely and conveniently parking bicycles at the rate specified in RZC 21.40.020: Bicycle Parking Requirements and Standards.

F. Vehicular Circulation & Parking.

The standards herein shall supplement the provisions of RZC 21.40.010. Where there is a conflict, the provisions herein shall apply.

1. Intent

- a. To create a safe, convenient, and efficient network for vehicle circulation and parking.
- b. To enhance the visual character of interior access roads.
- c. To minimize conflicts with pedestrian circulation and activity.

2. Driveway provisions. Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way through the following means:

- a. Driveway lanes crossing a public sidewalk shall be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access points to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.
- b. Minimize the number of driveway entrances. Comply with the provisions of RZC Appendix 2.
- c. The Administrator may require joint driveways serving adjacent developments when joint access is physically and legally available.
- d. Minimize conflicts between entries and vehicle parking and maneuvering areas.
- e. At street corner sites, driveways shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection, unless the Administrator finds there is a compelling reason to the contrary.
- f. Driveways shall be located to avoid conflicts with transit stops.

3. Inter-site connectivity. The provision of through vehicle access connections between commercially or non-residentially zoned properties is required except where the

Administrator determines it is infeasible or undesirable (e.g., where it is determined that such a vehicle connection would impact safe pedestrian movement). Vehicle access may be in the form of a dedicated or private alley, connected or shared parking lots, shared driveways, or similar features.

4. Internal roadway design.

- a. To increase the function and appearance of internal roadways on large sites (greater than two acres), street trees and sidewalks shall be provided on all internal access roadways, excepting access roads designed solely for the purpose of service (e.g.: waste pick-up) and loading.

Figure 21.60.020DD
Good Internal Roadway Examples



Two internal road examples that serve as a model for circulation on large sites. Note: The on-street parking, crosswalks, wide sidewalks, street trees, signage, and pedestrian lighting. The example on the left features a narrower road section with pedestrian amenities and crossing.

- b. In some instances where traffic speed and volume are low, the Administrator may approve a street where vehicle, bicycle and pedestrian movement are mixed such as in a “woonerf” or “shared street”. Woonerf streets shall feature traffic calming and safety measures as well as landscape and amenity features as determined by the Administrator.

Figure 21.60.020EE
Examples of Woonerf Or Shared Street



- c. The Administrator may require modification of proposed vehicle access points and internal circulation in order to minimize the potential for cut-through traffic in residential neighborhoods.
- d. Drive-through facilities. Where allowed, drive through facilities (e.g., drive-up windows) shall comply with the standards as outlined within [Appendix XX](#).

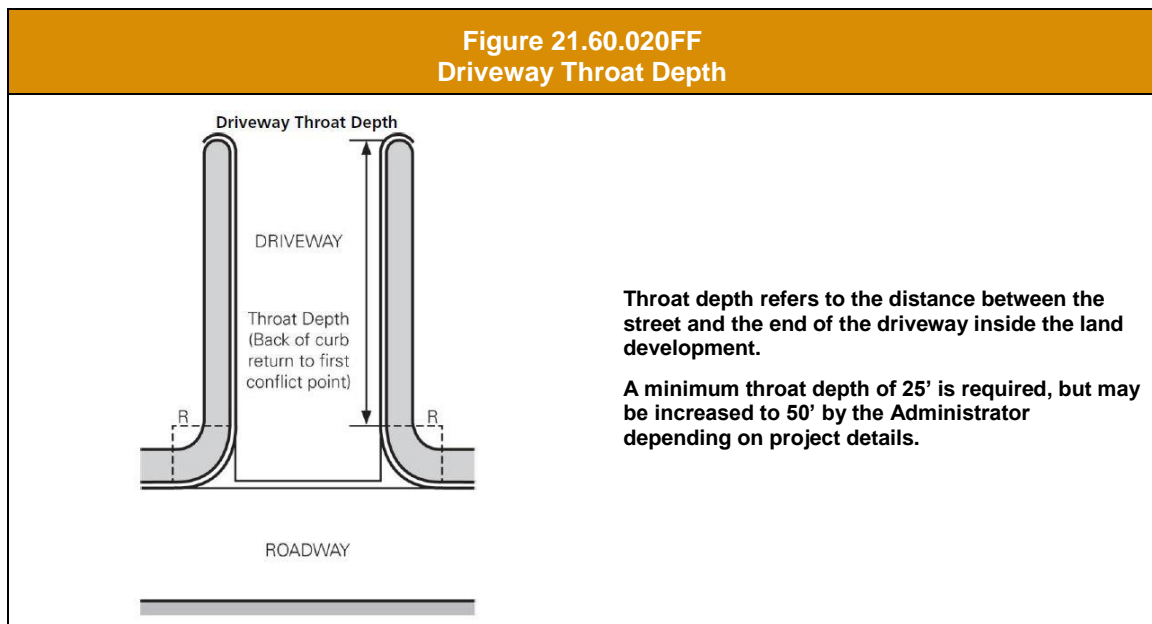
G. Surfaced & Structured Parking Design & Configuration.

1 Intent.

- a. To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots.
- b. To reduce the negative impacts of parking and circulation facilities on the streetscape and pedestrian environment.

2. Surface parking lot design.

- a. Pave only the areas necessary for vehicular and pedestrian circulation.
- b. Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street-front walkways per RZC 21.60.020.E.3.f.
- c. Access drives for all non-residential development with more than 25 parking spaces shall have a minimum driveway throat distance of 25 feet. The Administrator may increase this minimum to up to 50 feet on a case by case basis considering use and scale, as well as the vehicular trip generation and distribution of the proposed project.

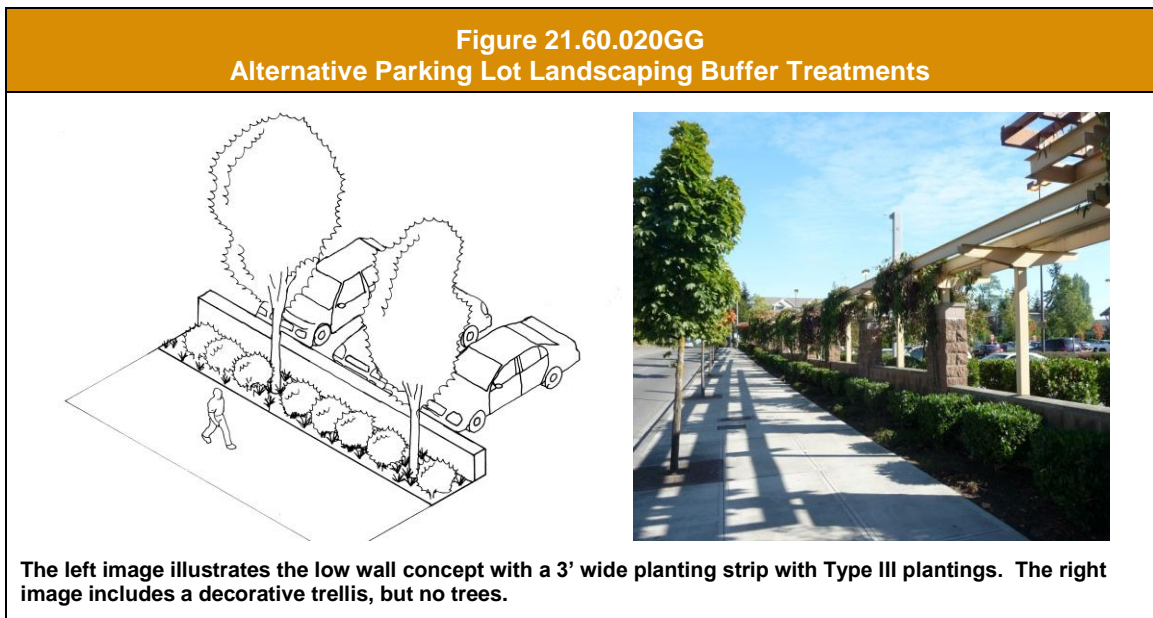


- d. Drive aisles, pathways, landscaping, and other site elements shall be located, designed, and maintained to provide adequate sight lines for the purpose of pedestrian and vehicular safety, as determined by the Administrator.
- 3. Surface parking lot landscaping and site design.

The standards below supplement the provisions of RZC 21.30.070, Parking Lot Landscaping.

 - a. Integrate parking area design with landscape design in a way that reduces the visual and environmental (e.g.: stormwater runoff and tree protection) impacts of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety.
 - b. All parking lots shall be planted with sufficient trees so that 50 percent of the surface area of the lot is shaded by tree canopy within ten years of site development. To comply with this standard the applicant shall present a statement from a certified landscape architect or arborist to the effect that the plan will meet these standards.
 - c. Parking area screening. Parking area screening shall be provided between a public sidewalk and parking areas, with either i. or ii as follows:
 - i. Any of the alternatives identified in RZC 21.32.070.
 - ii. Provide a three-foot wide planting bed plus a continuous low wall (30-36 inches tall) and/or trellis. The planting bed shall be in front of the wall, provide irrigation and feature Type III plantings (see RZC 21.32.080). Alternatively, a trellis and shrubs, as in Figure 21.60.020GG, may be substituted for the trees.

The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Administrator. (See Figure 21.60.020GG for an example).



- d. See RZC 21.60.020.E.3.f for pathway requirements through parking lots.

- e. Parking lots are subject to the lighting standards of RZC Chapter 21.34.
- 4. Structured parking design.
 - a. Site elements related to structured parking.
 - i. Parking structures adjacent to streets are subject to the block frontage standards set forth in RZC 21.60.020.B for the applicable streets.
 - ii. Parking structures shall have landscaping around the perimeter, except where storefronts designed per RZC 21.60.020.B.3 occupy the ground level perimeter. Landscaping shall include, but not be limited to the combination of plantings and examples as outlined within [Appendix XX](#) to add visual interest.
 - b. Parking garage access and entries.
 - i. Parking garage entries shall be designed and sited to complement, not subordinate, the pedestrian entry. Visual example provided within [Appendix XX](#).
 - ii. Access to structured parking facilities associated with on-site commercial uses shall be available during applicable business hours.
 - c. Structured parking facilities shall be designed to meet applicable building design provisions in RZC 21.60.030, including architectural character, massing and articulation, building elements and details, building materials, building lighting, and blank wall treatments.

H. Internal Open Space.

- 1. Intent:
 - a. To create useable space that is suitable for leisure or recreational activities for residents.
 - b. To create open space that contributes to the residential setting.
 - c. To provide plazas that attract shoppers to commercial areas.
 - d. To provide plazas and other pedestrian oriented spaces where appropriate in non-residential areas that enhance the employees' and public's opportunity for active and passive activities, such as resting, reading, eating lunch, informal sports, etc.
 - e. To enhance the development character and attractiveness of non-residential development.
 - f. To mitigate the impacts of large commercial development, which can be auto-oriented, anti-pedestrian, and incompatible with the desired character of commercial zones.
- 2. Required Residential Open Space.
 - a. Private usable open space shall be provided for each unit per subsection H.3 of this section.
 - b. Common open space.
 - i. At least 100 square feet of common usable open space shall be provided for each unit, up to a maximum area equivalent to 20 percent of the site.

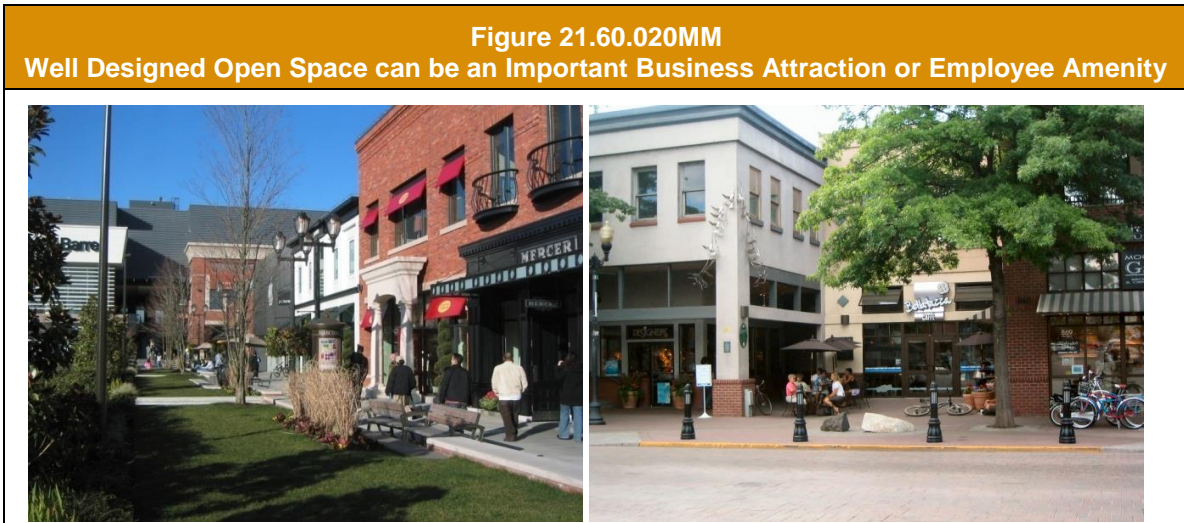
- ii. Units with at least 200 square feet of private open space, where the smallest dimension is no less than ten feet, shall be exempt from common open space requirements.
- iii. Common open space can include landscaped courtyards or decks, entrance plazas, gardens with pathways; children's play areas, pools, and water features provided they are accessible to all residents of the development. Accessible areas used for storm water retention or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as common open space.
- iv. Special requirements for common usable open spaces include and meet the standards as outlined within [Appendix XX](#).
- v. Rooftop decks and terraces may be used to meet up to 50 percent of the required common open space, provided they comply with the common open space design criteria in this subsection. Visual example of rooftop decks amenity space included in [Appendix XX](#).
- vi. Indoor recreational space may be used to meet up to 25 percent of the required common open space provided the space is:
 - (A) Accessible to all dwelling units.
 - (B) Designed for and includes equipment for a recreational use (e.g., exercise, group functions, etc.).

3. Open Space Size and Dimensions.

- a. The minimum open space size and dimensions for both common and private usable open space areas are specified within [Appendix XX](#).
- b. Minimum dimensions. Common usable open space shall contain 20 feet minimum dimensions. Internal courtyards (enclosed by buildings on at least two sides) shall meet the dimensional requirements as specified within [Appendix XX](#).
- c. Use of In-Lieu Fee for Open Space.
 - i. Balconies. If the street front facade of a building is deemed to be too cluttered, monotonous, or over dominated by too many balconies being too close together, the number of balconies on the facade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive facade. An in-lieu fee for each required balcony not provided shall be paid to the [City](#) for parkland purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50 percent of the park [impact fee](#) for a multifamily or single family residence depending on classification of associated building. No less than 50 percent of the units shall include private open spaces.
 - ii. Common Open Space. An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for parkland purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on site shall be equivalent to 50 percent of the park impact fee multifamily or single family residence depending on classification of associated building. No less than 50 square feet of common open space per unit shall be provided on-site.

Examples of common open spaces areas can be found within [Appendix XX](#).

4. Non-residential open space. New developments with non-residential uses (except for development within the Manufacturing Park and I zones) on sites with a total site area greater than one acre shall provide open space equal to at least one percent of the ground floor non-residential building footprint plus one percent of the "site area." The open space may be in the form of pedestrian-oriented open space per subsection H.4 below, garden, play area or other open space feature that serves both as a visual amenity and a place for human activity. Portions of sidewalks that are wider than 12 feet and which meet the standards of Pedestrian-Oriented Open Space may be counted toward this requirement. For this specific standard, "Site area" includes all land needed for the non-residential portion of the project including parking, service areas, access and required landscaping. Non-residential open space features shall be approved by the Administrator.



5. Pedestrian-oriented open space design criteria.
This section describes the requirements and desired characteristics of pedestrian oriented open space (which may be used to meet the requirements of subsection H.3 above).
- a. Required Pedestrian-Oriented Open Space features are outlined within [Appendix XX](#).
 - b. Features prohibited within a Pedestrian-Oriented Open Space.
 - i. Asphalt pavement.
 - ii. Adjacent parking areas or service areas (e.g., trash areas) that are not separated with landscaping, as required in RZC Chapter 21.32.
 - iii. Adjacent chain-link fences.
 - iv. Adjacent "blank walls" without "blank wall treatment" (see RZC 21.60.040.G).
 - v. Outdoor storage.

Visual examples of pedestrian-orientated open space can be found within [Appendix XX](#).

6. Public view corridors. When located in an identified public view corridor, applicable required open space may also provide views through a development to important features,

such as the Lake Sammamish, Sammamish River, and the river valley; Bear Creek; or panoramic mountain views.

I. Site Planning for Security

1. Intent: To increase personal safety and property security.
2. In site development planning, the following shall be avoided:
 - a. Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
 - b. Areas that are dark or not visible from a public space or right-of-way.
 - c. Vegetation and fences that restrict visibility into occupiable open space, pathways and building entries.
 - d. Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
 - e. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between three feet and eight feet above the ground.
3. In the planning of the site and design of buildings and site elements, to the extent feasible, developments shall meet the requirements as outlined within [Appendix XX](#).

J. Large Site Development Standards

The following subsection applies to development sites with multiple buildings or occupying two acres or more. Developments in the I zone are exempt.

1. Intent.
 - a. To create integrated development plans and phasing strategies.
 - b. To reduce negative impacts to adjacent properties.
 - c. To enhance pedestrian and vehicular circulation.
 - d. To provide usable open space.
 - e. To create focal points for pedestrian activity for developments.
 - f. To enhance the visual character of the community.
2. Large site development standards. Development at sites with two or more buildings or properties larger than two acres in area shall be based on a unifying site planning concept that meets the following criteria:
 - a. Incorporates open space and landscaping as a unifying element (see subsection H above).
 - b. Provides a network of pedestrian paths or walkways connecting all businesses and the entries of multiple buildings (see subsection E above).

- c. Provides for safe, efficient internal vehicular circulation that does not isolate the buildings (see subsection F above).
- d. Takes advantage of special on-site or nearby features, especially natural features such as water bodies, hillsides, mature trees or native plantings.

The project applicant shall demonstrate to the Administrator's satisfaction that the proposed development site plan addresses these objectives, where applicable. In the case of phased development, the applicant shall demonstrate that future phases will meet these requirements.

Visual Example of Large Site Development layout provided within [Appendix XX](#).

- 3. Entries and orientation. To achieve direct, safe and comfortable pedestrian connections, building entrances shall not be focused around a central parking area, but be connected by a pathway system and/or open space(s), unless the Administrator determines this infeasible or undesirable.

K. Location and Design of Service Areas and Mechanical Equipment.

This subsection shall supplement the provisions of RZC 21.38.020, Garbage and Recycling Enclosures. Where there is a conflict with the provisions of RZC 21.38.020, the provisions herein shall apply. The Administrator may waive or relax these provisions in the Manufacturing Park and I zone depending on the context (e.g., areas visible from the public warrant greater screening levels).

1. Intent.

- a. To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
- b. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- c. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

2. Location of ground related service areas and mechanical equipment.

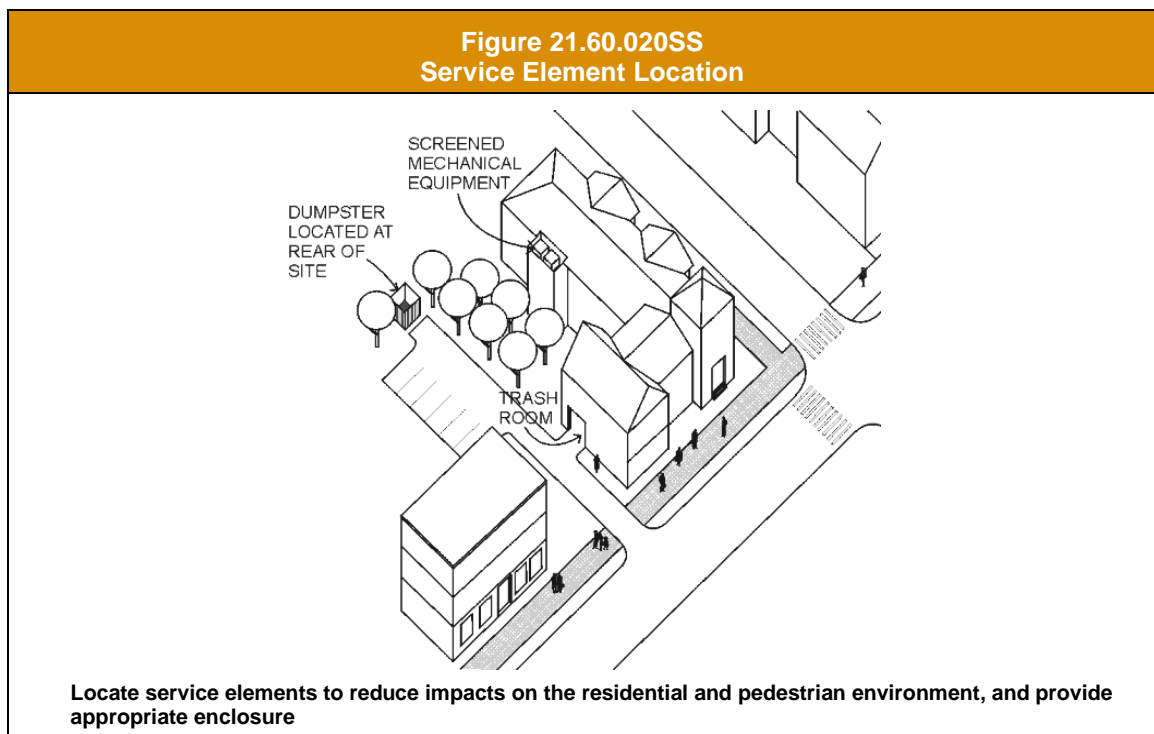
- a. Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) shall be located to avoid negative visual, auditory, olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. Service areas shall be sited for alley access if available.

The Administrator may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the Administrator may require noise damping specifications for mechanical equipment near residential zones.)

b. Exterior loading areas.

- i. Loading areas shall be accommodated on-site or via alley (where applicable) rather than relying on adjacent public streets.

- ii. Loading areas for commercial uses shall not be located within 20 feet of a single family residentially zoned property unless the Administrator finds such a restriction does not allow feasible development. In such cases, the areas and drives will be separated from the residential lot by a masonry wall at least eight feet high.
- c. Service areas shall not be visible from the sidewalk and adjacent properties. Where the Administrator finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area shall be screened with either landscape or structural screening measures provided in RZC 21.60.020.K.3, below.
- d. Design for safety. Other provisions of this section (K) notwithstanding, service areas used by residents shall be located to avoid entrapment areas and other conditions where personal security is potentially a problem. The Administrator may require pedestrian-scaled lighting or other measures to enhance security.
- e. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc to not exceed 45 dBA at property lines adjacent to residentially zoned properties.



- 3. Screening of ground related service areas and mechanical equipment.
 - a. Where screening of ground level service areas is called for (see subsection K.2 above), adhere to the standards outlined within [Appendix XX](#).
 - b. For ground-mounted services and equipment, landscaping may be incorporated if a solid, sight obscuring screen is provided at time of planting. Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of subsection K.3.a, above.

4. Location and screening of ground related utilities.

All on-site utilities including wires and pipes shall be located underground. Meters may be attached to buildings but shall not be visible from a residentially zoned property or street ROW (although they may be visible from an alley). If there is no feasible option for locating the utility facilities out of sight, then they shall be screened as described in (b) below.

Additional location and screening requirements of ground related utilities are specified within [Appendix XX](#).

5. Location and screening of roof mounted mechanical equipment.

All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. Standards and requirements of screening are specified within [Appendix XX](#).

L. Landscape Design.

This subsection supports the requirements of RZC Chapter 21.32, Landscaping. Applications shall meet the requirements of RZC Chapter 21.32 except where the Administrator determines per the Alternative Plan Criteria in RZC 21.32.030, that the landscape design satisfies the intent of RZC Chapter 21.32 and the provisions of this subsection.

1. Intent.

- a. To make landscaping, including plantings, ground forms, natural elements paving and hardscape, site furniture and other site features an integral part of the overall site and community design.
- b. To complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment.
- c. To improve the aesthetic appearance of parking lots by:
 - i. Reducing the summertime heat and glare buildup within and adjacent to parking lots.
 - ii. Providing landscaped areas within parking lots in addition to landscape buffers around the perimeter of parking lots.
 - iii. Screening and breaking up the expanse of paved areas.

2. Landscape character.

- a. General description. The visual characteristics of Redmond's landscape elements, including plant materials and land forms such as the Sammamish River shoreline, the valley and surrounding ridges, are an important part of the community's design character. Therefore, landscaping can play a key role in reinforcing the city's design identity and accomplishing intent statement "d" above.

In most general terms, there are at least three different categories or "types" of landscape design in Redmond. Further descriptions and examples of each type can be found in [Appendix XX](#).

- i. Formal.
- ii. Informal.
- iii. Natural.

Open spaces in Redmond are distinguished by at least two characteristics:

- Different landscape types may occupy the same site and open spaces often transition smoothly from one landscape type to another. For example, it is not unusual for formal spaces to incorporate natural elements or for a pathway to exhibit a sequence of different landscape types.
 - Landscape plans usually feature a broad mix of plant materials that are appropriate for the site's landforms and uses. **Section under review**
- b. Project applicants shall be prepared to describe to the Administrator's satisfaction that the landscape plan reinforces Redmond's landscape character as described directly above.
- *Example of how all three types of landscaping should be integrated can be found in [Appendix XX](#).*

5. General design standards.

- a. Lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines.

Figure 21.60.020BBB

A Positive Example of Landscaping that Incorporates A Variety of Color, Texture and Spatial Enclosure



- b. Design foundation plantings to create an effective transition from public to private space, between sites and from the vertical to horizontal plane at building edges.

**Figure 21.60.020CCC
Foundation Plantings**



Foundation plantings used to enhance the privacy and attractiveness of ground related housing units

**Figure 21.60.020DDD
Plantings Used to Screen and Enhance Less Attractive Building Elements**



- c. Definition or Emphasis. Incorporate planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.
- d. Safety. Do not allow planting or site features to obscure site lines necessary for safety or security.
- e. Where vegetated walls are proposed, a maintenance plan agreement must be recorded on the civil drawings.

21.60.030 Building Design

A. Purpose.

The purpose of this section is to:

1. To ensure that buildings portray a sense of high architectural integrity.

2. To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood.
3. To ensure that new buildings use high-quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability.

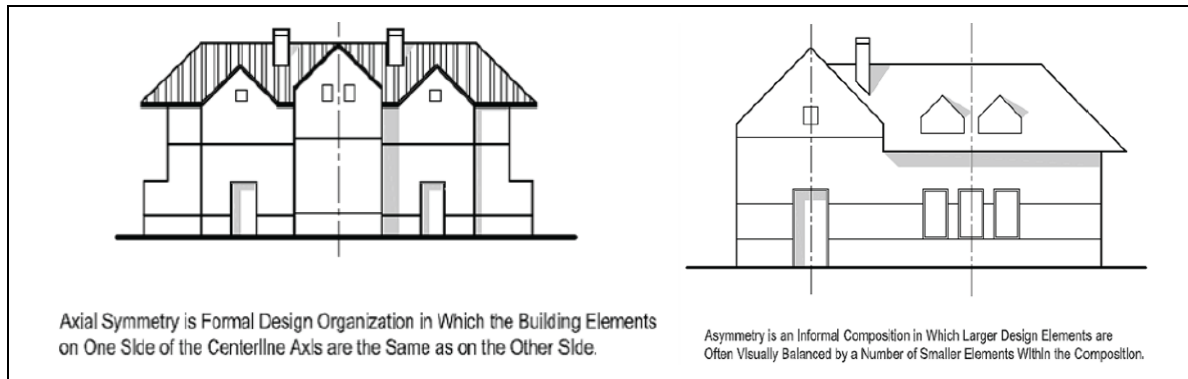
B. Architectural Character.

The I zone is exempt from the provisions herein.

1. Intent:
 - a. To promote a diversity of architectural styles, provided the buildings integrate human scaled design details, high quality materials, and respond uniquely to the site's context.
 - b. To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment and that is organized to meet the goals of Redmond's development regulations.
2. Architectural character. Applicants for new buildings are required to demonstrate how their proposals integrate the following objectives into the design of their projects:
 - a. Provide a creative façade composition with a rich layering of design elements.
 - b. Create distinctive building form(s) and detailing that respond to unique site conditions and context.
 - c. Integrate human scale details and components into building facades.
 - d. Integrate sustainable materials and elements into the design of the building in a way that adds character and visual interest to the building.

The examples in Figure 21.60.030A found within [Appendix XX](#) illustrate some components that help to meet the objectives herein.
3. False historicism. Individual retail stores or restaurants, commercial or residential projects that evoke a false sense of history are prohibited.
4. Architectural composition. The applicant shall demonstrate how the composition of a building's larger masses and elements create a unifying concept. The composition shall be clear and appropriate to the building's function and context.

Figure 21.60.030B
Emphasizing Architectural Composition Provisions



5. Multiple building design. Buildings within multi-building developments may employ variation in the architectural styles, use of materials, and detailing (particularly if the buildings were constructed in phases over different periods of time and/or serve different purposes). However, applicants shall demonstrate how the buildings have been designed to integrate elements that help to unify the complex.

The Administrator may allow exceptions where such unification elements are deemed unnecessary.

6. To ensure that the character and quality of retail and commercial buildings or structures contribute to desired community character objectives, franchise architecture is prohibited. The term "franchise architecture" means the design and construction of buildings for which the tenants and/or uses are readily recognizable solely by the buildings' architectural elevations, colors, materials, other architectural elements and/or the arrangement thereof.

Under review

C. Building Massing & Articulation.

The Administrator may relax or waive these requirements herein for buildings in the I zone depending on the use and the site's context and visibility.

1. Intent:
 - a. To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.
 - b. To create a skyline that is visually interesting.
 - c. To create clear and welcoming building entries.
2. Façade articulation - Storefronts and other buildings with non-residential uses on the ground floor shall include articulation features every 50 feet (maximum) to create a pattern of small storefronts. At least three of the features outlined within [Appendix XX](#) shall be employed at intervals no greater than 50 feet.

Alternatives will only be considered through administrative design flexibility (RZC 21.76.070.C.4) provided they meet the intent of the standards and the design criteria set forth in subsection C.4 below.

3. Façade articulation - Residential buildings shall include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the features outlined within [Appendix XX](#) shall be employed at intervals no greater than the unit interval or 30 feet (whichever is less).

Alternatives will only be considered through administrative design flexibility (RZC 21.76.070.C.4) provided they meet the intent of the standards and the design criteria set forth in subsection C.4 below.

4. Supplemental administrative design flexibility (RZC 21.76.070.C.4) criteria associated with articulation standards. Proposals shall meet the intent of the standards. Criteria as outlined in [Appendix XX](#) shall be considered in determining whether the proposed articulation treatment meets the “intent”.

5. Maximum façade width. Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

Building facades wider than 120 feet shall include at least one of the features outlined within [Appendix XX](#) to break up the massing of the building and add visual interest.

Alternative designs will only be considered via administrative design flexibility (RZC 21.76.070.C.4)_provide the design meets the intent of the standards. Supplemental consideration for approving alternative designs are outlined within [Appendix XX](#).

6. Roofline modulation. In order to qualify as a facade articulation feature in subsections C.2 and C.3 above, rooflines shall employ one or more of the options outlined within [Appendix XX](#).
7. Cornice/roofline design. Buildings employing a flat roof shall employ a prominent and distinctive roofline. Such rooflines shall be proportional to the size and scale of the building. Figures 21.60.030K and L in [Appendix XX](#) illustrate acceptable and unacceptable examples.
8. Articulated building entries. The primary building entrance for an office building, hotel, public or community-based facility or other multi-story commercial building shall be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances shall be easily distinguishable from regular storefront entrances on the building. See Figure 21.60.030A in [Appendix XX](#) for good examples.

9. Structured parking.

- a. Structured parking facades visible from streets, parks, and internal circulation elements shall conform to façade articulation and maximum façade width (see subsection C.2 and C.5, respectively, above). Exceptions:
 - i. Articulation standards: Only two articulation elements from the list in C.2 above are required at minimum 60-foot intervals.
 - ii. Maximum façade width: The administrator may waive the standard for structures less than 35 feet in height that feature Type II plantings at least ten feet deep in front of the building.

- b. Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor.
- c. The top floor of parking structures should include landscape screening in areas, such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR 520.

D. Building Elements & Details.

The Administrator may relax or waive these requirements for buildings in the I zone depending on the use and the site's context and visibility.

1. Intent: To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
2. Façade details – non-residential and mixed-use buildings. All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings and additions and buildings associated with Level II and III Improvements shall employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (see subsection C.2 above). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments as outlined in [Appendix XX](#).
 - a. Window and/or entry treatment.
 - b. Building elements and façade details.
 - c. Building materials and other facade elements.

Alternatives to the standards above will only be considered (via administrative design flexibility, RZC 21.76.070.C.4) provided the number, quality, and mix of details meet the intent of the standards.

3. Window design. Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard. *Examples of window designs can be found in [Appendix XX](#).*

Alternatives will only be considered (via administrative design flexibility, RZC 21.76.070.C.4) where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

4. High visibility street corner and gateway sites. All development proposals located at designated high visibility street corners and gateway sites per Community Design Framework Maps in RZC 21.60.020.A shall locate a building or structure within 15 feet of the street corner and include special design features that accentuate the street corner. Alternatively, the building could be configured with a corner plaza. Figure 21.60.030R within [Appendix XX](#) illustrates acceptable examples.

5. External stairways or elevated walkways that provide pedestrian access to dwelling units located above the ground floor are prohibited. The Administrator may allow exceptions (via administrative design flexibility, RZC 21.76.070.C.4) for external stairways or walkways located in or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

E. Building Materials.

The Administrator may relax or waive these requirements for buildings in the I zone depending on the use and the site's context and visibility.

1. Intent. To encourage the use of durable high quality building materials that minimize maintenance cost and provide visual interest from the street.
2. Quality building materials. Applicants shall use high quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed-use buildings where the façade is sited close to sidewalks. At a minimum, stone, masonry, or architectural concrete shall be used (excluding window and door areas) for the first two feet of cladding on non-residential or mixed-use buildings.
3. Special conditions and limitations for the use of concrete block, metal siding, and exterior insulation and finish system (EIFS) cladding.
 - a. Concrete block (a.k.a. CMU) may be used as a secondary cladding material if it is incorporated with other permitted materials. Alternative designs that use concrete block as the primary, but not the sole, cladding material will be considered via administrative design flexibility (RZC 21.76.070.C.4) provided the design incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. The figures in [Appendix XX](#) illustrate acceptable concrete block use/designs.
 - b. Metal siding may be used if it is incorporated with other permitted materials and it complies with the following:
 - i. It features visible corner molding and trim and does not extend lower than two feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the ground plane.
 - ii. Metal siding shall be factory finished, with a matte, non-reflective surface.The figures in [Appendix XX](#) illustrate acceptable metal use/designs.
 - c. Standards for the use of Exterior Insulation and Finish System (EIFS). Such material/finishes may be used as a secondary cladding material if it is incorporated with other permitted materials and it complies with the following:
 - i. EIFS shall not be used as the primary cladding for street facing facades.
 - ii. EIFS shall be trimmed in wood, masonry, or other material and shall be sheltered from weather by roof overhangs or other methods.

- iii. EIFS shall not be used on the ground floor when facing a street, internal access road or pathway. Concrete, masonry, or other durable material shall be used for ground level wall surfaces to provide a durable surface where damage is most likely.

The figures in [Appendix XX](#) illustrate acceptable EIFS use/designs.

- d. Cement board paneling/siding may not be used on the ground floor of non-residential or mixed-use buildings where adjacent to a sidewalk or other pedestrian path.

Alternatives to the standards above will only be considered (via administrative design flexibility, RZC 21.76.070.C.4) provided the product quality, appearance and mix of details meet the intent of the standards.

F. Building Lighting.

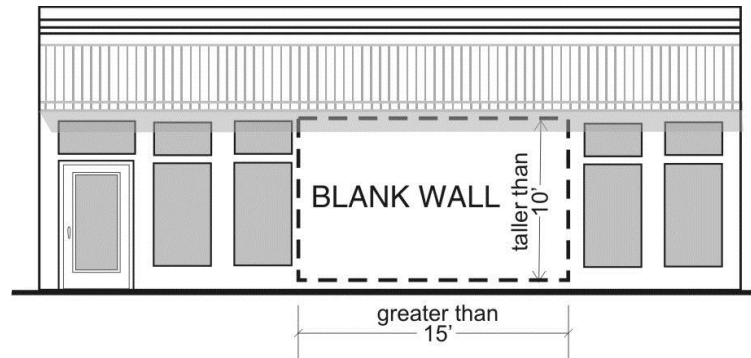
1. Intent:
 - a. Integrate lighting that illuminates distinctive features of the building.
 - b. Provide street level lighting building-mounted lighting that enhances the pedestrian environment.
 - c. Allow for a greater amount of building lighting in commercial areas and less in residential areas.
 - d. Employ lighting techniques and materials to conserve energy and light pollution impacts.
2. Storefronts shall provide lighting in display windows that spills onto and illuminates the sidewalk.
3. Buildings shall integrate lighting that highlights the façade at street level and accents noteworthy architectural features. Examples include building entries, signage, decorative cornice lines, canopies, or other areas of architectural detail and interest.
4. Site and building lighting shall be designed to minimize light pollution and unwanted glare.
5. Lighting meters shall be used, where necessary, to conserve energy for unnecessary lighting (e.g., during daylight hours).

Good examples of external and internal lighting can be found in [Appendix XX](#).

G. Blank Wall Treatments.

1. Intent.
 - a. To avoid untreated blank walls.
 - b. To retain and enhance the character of Redmond's streetscapes.
2. Blank wall definition. A wall (including building façades and retaining walls) is considered a blank wall if it is over ten feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door and the space occupies no more than 15% of the façade plane.

**Figure 21.60.030X
Blank Wall Definition**



3. Untreated blank walls visible from a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. The Administrator may waive or relax this provision in the I zone depending on the visibility of the wall and the nature of the use. Methods to treat blank walls can include those outlined within [Appendix XX](#).

For large visible blank walls, a variety of treatments may be required to meet the purpose of the standards.

Examples of acceptable and unacceptable blank wall treatments can be found in [Appendix XX](#).

4. Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall be designed to provide visual interest from all observable distances. Examples may include the use of varying materials, textures, and/or colors, the use of green or living walls, and/or the use of modulated building walls to form design patterns.

For a visual example of acceptable firewall design please see [Appendix XX](#).